

## Message Text

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ACTION FBO-01

INFO OCT-01 EA-07 ISO-00 A-01 /010 W

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P 191322Z JUN 74

FM AMEMBASSY BANGKOK

TO SECSTATE WASHDC PRIORITY 4348

UNCLAS BANGKOK 10060

FOR A/FBO FROM LORA.

E.O. 11652: N/A

TAGS: ABLD, TH

SUBJECT: OB END BAY REPAIRS AND FACADE IMPROVEMENT,

CONTRACT NO. S48-FBO-602, PROPERTY NO. 01316

REF: STATE 108659

1. WILL AIR MAIL TOMORROW TWO SETS REPORTS AND PRELIMINARY DRAWINGS BY PACIFIC ARCHITECTS AND ENGINEERS ON OB END BAY REPAIRS. PAE WILL SUBMIT PRELIMINARY DRAWINGS ON FACADE IMPROVEMENT THIS WEEKEND.

2. PAE RECOMMENDS FOLLOWING SOLUTION TO STRUCTURAL REPAIRS:

(A) DEMOLISH EXISTING CONCRETE SLABS, BEAMS AND COLUMNS AT END BAYS UP TO TWO THIRDS OF SPAN FROM EXTERIOR COLUMN LINE TO FIRST INTERIOR COLUMN LINE.

(B) DEMOLITION WILL BEGIN FROM ROOF STRUCTURE, SECOND AND FIRST FLOORS, INCLUDING COLUMNS FROM FIRST FLOOR DOWN TO GROUND FLOOR LEVEL.

(C) ALL STRUCTURES FROM GROUND FLOOR LEVEL DOWN SHALL REMAIN.

(D) DEMOLITION SHALL BE SUCH THAT ALL LONGITUDINAL REBARS PROTRUDING FROM REMAINING BEAMS SHALL BE REUSED. OTHER BEAM REBARS SHALL BE DISCARDED.

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(E) INSTALL ONE INCH WIDE EXPANSION JOINTS BETWEEN OLD AND

NEW BUILDINGS.

(F) REBUILD COLUMNS FROM GROUND FLOOR TO FIRST FLOOR, THEN BEAMS AND SLABS OF FIRST FLOOR. PROCEED WITH SIMILAR OPERATION UPWARDS UNTIL ROOF STRUCTURE IS FINISHED.

3. RECOMMENDATIONS ABOVE BASED ON FOLLOWING ASSUMPTIONS BY PAE THAT:

(A) SUPERSTRUCTURES MEASURED ONE-THIRD OF SPAN FROM FIRST INTERIOR COLUMN LINE TO EXTERIOR COLUMN LINE AT END BAYS ARE ACCEPTABLE.

(B) SUPERSTRUCTURE AT GROUND FLOOR LEVEL EXCEPT COLUMNS IS ACCEPTABLE.

(C) AFTER DEMOLITION OF SUPERSTRUCTURES UP TO TWO-THIRDS OF SPAN FROM EXTERIOR COLUMN LINE AT END BAYS, THE REMAINING CANTILEVER STRUCTURE (ONE-THIRD OF END BAY SPAN FROM FIRST INTERIOR COLUMN LINE) CAN SUPPORT ITSELF.

(D) WHEN ALL STRUCTURAL MODIFICATION WORK ACCOMPLISHED, ARCHITECTURAL, MECHANICAL AND ELECTRICAL WORK CAN PROCEED.

4. PAE ESTIMATES FIVE MONTHS TO COMPLETE REPAIR WORK AT ESTIMATED TOTAL COST \$50,300.

5. BASED ON PAE RECOMMENDED STRUCTURAL REPAIR SOLUTION, FBO/BK BELIEVES FIVE MONTHS AS MINIMUM COMPLETION TIME AND TOTAL REPAIR COST PROBABLY REACHING \$70,000 EXCLUDING REPEAT EXCLUDING COST PROPOSED FACADE IMPROVEMENT.

6. EMBASSY CONSIDERS IT ESSENTIAL END BAY REPAIRS SHOULD BE COMPLETED SIMULTANEOUSLY WITH COMPLETION UNDERPINNING WORK.

7. IF WORKING DRAWINGS WERE APPROVED NOW AND CONTRACT WERE AWARDED, WORK ON ABOVE COULD COMMENCE TOMORROW. GIVEN THE FACT THAT UNDERPINNING WILL BE COMPLETED ON OR ABOUT SEPTEMBER 30 AND ABOVE WORK WILL TAKE 5 MONTHS TO COMPLETE, IT IS ESSENTIAL DEMOLITION WORK COMMENCE NOT LATER THAN UNCLASSIFIED

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JULY 15.

8. IT IS RECOMMENDED THAT REPAIR WORK BE DONE AS THREE CHANGE ORDERS TO THE PRESENT UNDERPINNING CONTRACT. FIRST CHANGE ORDER FOR DEMOLITION AND CONSTRUCTION OF TEMPORARY PASSAGE STRUCTURE, SECOND FOR GENERAL REPAIR WORK, AND THIRD FOR FACADE IMPROVEMENT CONSTRUCTION.

9. DEPARTMENT'S TELEGRAPHIC COMMENTS/RECOMMENDATIONS ON PRELIMINARY DRAWINGS REQUESTED SOONEST. FINAL WORKING DRAWINGS, SPECIFICATIONS AND COST ESTIMATES CAN BE FINISHED WITHIN 21 DAYS AFTER RECEIPT APPROVAL OF PRELIMINARY DRAWINGS ALTHOUGH AFTER DISCUSSIONS TODAY WITH PAE ENGINEERS AND ADMIN OFFICIALS, COMPLETION OF FINAL DRAWINGS MAY BE REDUCED BY ABOUT 7 DAYS.

10. FINAL WORKING DRAWINGS AND COST ESTIMATES ON CHANGE ORDER FOR DEMOLITION COULD BE COMPLETED WITHIN 2 TO 3 DAYS, AND ON THE FACADE IMPROVEMENT WITHIN 4 WEEKS AFTER RECEIPT APPROVAL ON PRELIMINARY DRAWINGS.  
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**To:** STATE  
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